

## PLANNING DIRECTORS HEARING

May 10, 2017

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:00 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No Items

#### 3. CONSENT CALENDAR

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- a. [H17-012](#). Site Development Permit to demolish a 960-square foot accessory building (garage and workshop) and construct a 3,200-square foot accessory building (garage and workshop), an attached 592-square foot covered patio and a 448-square foot carport, on a 13.89-gross acre site, in the A-Agricultural Zoning District, located at 611 Blanchard Road (Mark Passantino, Owner). Council District: 2. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

**PROJECT MANAGER, RINA SHAH**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Site Development Permit as described above.

**ACTION: APPROVED**

- b. [HPA14-002-01](#). Historic Preservation Permit Amendment to extend the expiration of a previously approved Historic Preservation Permit (HP14-002) for two years, to allow the permanent relocation of the First Church of Christ Scientist church to a location 15 feet west of its current location as well as the demolition of the existing church basement and the construction of an underground garage for an associated high-rise building. The Historic Preservation Permit also allowed the rehabilitation and structural upgrades to the First Church of Christ Scientist and allowed construction within the Saint James Historic District consistent with the associated Site

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<http://sanjoseca.gov/index.aspx?NID=1763>

Development Permit (File No. HA14-009-01), located at the northeast corner of North 1<sup>st</sup> Street and Saint James Street (214 North 1<sup>st</sup> Street). Council District 3. CEQA: Addendum to the Final Supplemental Environmental Impact Report for the Park View Towers Project.

**PROJECT MANAGER, EMILY LIPOMA**

**STAFF RECOMMENDATION:** Consider the Addendum to the Final Supplemental Environmental Impact Report for the Park View Towers Project in accordance with CEQA.

[Approve a](#) Historic Preservation Permit Amendment as described above.

**ACTION: APPROVED**

- c. [PD15-050](#). Planned Development Permit to allow the construction of a two-story 8,263-square foot single-family detached residence, with a 2,036-square foot attached garage and retaining walls up to six-feet in height, on a 3.75-gross acre site, in the A(PD) Planned Development Zoning District, located at the northeast corner of Nieman Boulevard and Sequoia Creek Drive (Amarjit Kooner and Sarbjit Birk, Owners). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

**PROJECT MANAGER, RINA SHAH**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit as described above.

**ACTION: APPROVED**

- d. [SP16-061](#). Special Use Permit to allow grading and retaining walls with heights up to six feet to be located in the front and side yards of an existing single family residence on a 1.35-gross acre site, in the R-1-2 Single-Family Residence Zoning District, located at the northeasterly side of Monterey Road, approximately 1,150 feet northwesterly of Skyway Drive (4250 Monterey Road) (Full Housing Living Trust, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structure.

**PROJECT MANAGER, JOHN TU**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

**ACTION: APPROVED**

- e. [SP17-007](#). Special Use Permit to allow an alternative parking arrangement (shared parking) for an existing neighborhood commercial center on a 1.74-gross acre site in the A(PD) Planned Development Zoning District located at 820 Willow Street (Willow Glen Real Estate, LLC; Owner). Council District 3. CEQA: Exempt per CEQA Guidelines 15301 for Existing Facilities.

**PROJECT MANAGER, STEFANIE FARMER**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

**ACTION: APPROVED**

- f. [T16-044](#). Tentative Map to subdivide one lot into three lots for residential uses on a 3.34-gross acre site, in the R-1-2 Single-Family Residence Zoning District, located at the southerly terminus of Dove Hill Road (3830 Dove Hill Road) (Rufus L. and Ann S. Green, Owners). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15315 for Minor Land Divisions.

**PROJECT MANAGER, JOHN TU**

## **PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a Tentative Map](#) as described above.

**ACTION: APPROVED AS SUBMITTED**

- g. **PDA82-005-01.** Live Tree Removal Permit to remove eight (8) Ash trees, ranging from 64.5 to 103 inches in circumference, from the common area of a multi-family residential development located on an approximately 1.4 gross acre site, in the A(PD) Planned Development Zoning District adjacent to 3594 Melnikoff Drive (Evergreen HOA, Owners). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 4/29/17.*  
**PROJECT MANAGER, RHONDA BUSS**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above.

**ACTION: APPROVED**

- h. **TR16-521.** Live Tree Removal Permit to remove six (6) ordinance sized trees, ranging from 97 to 188 inches in circumference and two non-ordinance sized trees on an approximately 0.15 gross acre vacant site in the R-M Multiple Residence Zoning District, located at 445 North 6<sup>th</sup> Street (Alavi Setayesh, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. **PROJECT MANAGER, TRACY TAM**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above.

**ACTION: CONTINUE TO THE MAY 24, 2017 PLANNING DIRECTOR'S HEARING**

- i. **TR17-275.** Live Tree Removal Permit to remove one (1) Mexican Fan Palm, approximately 83 inches in circumference, located in the front yard of a 0.13 acre two-family lot in the R-2 Two-Family Residence Zoning District, located on the south side of Shortridge Avenue approximately 250 feet easterly of South 30th Street (1402 Shortridge Avenue) (Jorge Maria O Trustee, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. **PROJECT MANAGER, MICHELLE FLORES**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above.

**ACTION: APPROVED**

- j. **TR17-297.** Live Tree Removal Permit to remove one (1) Casuarina tree, approximately 127.5 inches in circumference, from the front yard of a single-family house on a 0.18-gross acre site in the R-1-5 Zoning District, located on the south side of West Creek Drive approximately 230 feet southerly of Peregrino Way (1666 West Creek Drive) (Tortorici Mark and Ariana, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. **PROJECT MANAGER, JAMES MURPHY**

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above.

**ACTION: APPROVED**

- k. [TR17-322](#). Live Tree Removal Permit to remove two (2) Pine trees, approximately 120 and 130 inches in circumference, located in the rear yard of a 0.12-acre two-family lot in the R-2 Residence District, located at 715 and 717 North 15th Street (Glass, Jerry H. and Linda S. Trustee, Owners). Council District 3. CEQA: Exempt per Section 15301(h) for Existing Facilities.  
*PROJECT MANAGER, MICHELLE FLORES*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

**ACTION: APPROVED**

- l. [TR17-332](#). Live Tree Removal Permit to remove one (1) Acacia tree approximately 120 inches in circumference from the rear yard of a single family house on a 0.2 gross acre site in the R-2 Zoning District, located on the east side of South 20th Street, approximately 120 feet northerly of East San Antonio Street (144 South 20<sup>th</sup> Street) (John Hanna, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.  
*PROJECT MANAGER, JAMES MURPHY*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

**ACTION: APPROVED**

#### **4. PUBLIC HEARING**

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Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

**No Items**

#### **5. ADJOURNMENT**

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Meeting adjourned at 9:25 a.m.